



## Lakeside Homes, LLC

7224 Heron Place, Warrenton VA 20187

[www.lakeside-homes.com](http://www.lakeside-homes.com)

(703) 881-2176



### **\*\*Interior Standard Features\*\***

- Hardwood floors in foyer, foyer hall, and ½ bath
- Crown molding in foyer, foyer hall and dining room (or study in some plans)
- Chair rail in dining Room (or study in some plans)
- Full colonial trim around all windows, doors and cased openings
- Tray ceiling in master bedroom
- Custom, all tile master shower with heavy gauge solid glass door
- Oak staircase with custom bound carpet runner and painted or stained pickets
- SOLID shelving in pantry and all master closets.
- Granite counter tops in the kitchen
- Glass shower doors in all bathrooms
- Upgraded Moen Brantford™ plumbing fixtures w Moen Aberdeen™ kitchen faucet
- Upgraded and professionally coordinated light fixtures by Kichler

### **\*\*Exterior and Structural Standard Features\*\***

- Covered front stoop with metal roof and real stone and flagstone steps and deck
- 9 foot basement walls
- 30-year, architectural/dimensional shingles available in black or weathered wood
- 6 inch beaded heavy gauge vinyl siding
- 2-Car Garage with insulated "Carriage" style garage door
- One exterior water spigot and two exterior electrical outlets
- Energy Savings Insulation: Foamed band boards, garage ceiling & overhangs
- Panelized framing with pre-engineered 14" I-Joist floor trusses
- Advantech subflooring throughout house
- 12" roof overhangs
- 6' tall main level windows

**OPTIONS:** We have a number of structural, flooring, cabinet, counter and other options available at an additional cost, including, but not limited to 3 car or side load garages where available, screened porch, front porch, sun room, finished rooms and bath in the basement, fireplaces and many more to choose from!

**Call the Sales Manager, Jennifer Finan, with questions: 703-881-2176**

***\*\*Standard Features and Incentives are subject to change without notice\*\****